



**6620 RUDDOCK DRIVE** **MLS# 1404316**

<b>SOLD</b>
<b>\$215,000</b>
Sold on 04-08-2014
<b>Bedrooms 3</b>
<b>Bathrooms 2</b>
Full Baths 2
3/4 Baths 0
1/2 Baths 0
<b>Stories 1</b>
<b>Living Area 1,970 sq. ft.</b>
<b>Lot Size 7,405 sq. ft.</b>
<b>Garages 3</b>
<b>Year Built 2003</b>
<b>List Date 12-02-2013</b>



**DESCRIPTION**

This 1,970 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 7,405 square foot (0.17 acre) lot. It is located in the community of Aliante in North Las Vegas on 6620 Ruddock Drive. The MLS number is 1404316 and the parcel number is 124-19-710-004. This listing became available on 12-02-2013 and was sold on 04-08-2014 for \$215,000. The full public address for this listing is 6620 Ruddock Drive, North Las Vegas, Nevada 89084.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic, Linoleum/Vinyl	Desert Landscaping, Drip Irrigation/Bubblers, Front Lawn, Shrubs
<b>Appliances</b>	<b>Pool Yes</b>
N/A	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces West</b>
<b>Interior Description</b>	<b>Roof Description</b>
None	Pitched, Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Aliante

#### Gated Yes

#### Features & Amenities

CCRs, Gated, Ground Maintenance, Management

### Schools

#### Elementary K-2

Goynes Theron H & Naomi D

#### Elementary 3-5

Goynes Theron H & Naomi D

#### Middle School

Cram Brian & Teri

#### High School

Shadow Ridge

### Nearby

#### Hospital

Centennial Hills Hospital

8.3 miles - 12 minutes

#### Lake Mead

30 miles - 41 minutes

#### Las Vegas Strip

14.6 miles - 25 minutes

#### McCarran Airport

17.6 miles - 29 minutes

#### Mount Charleston

11.4 miles - 15 minutes

#### Red Rock

21.7 miles - 33 minutes

## THE NUMBERS

#### Current List Price

\$215,000

#### Previous List Price

\$234,900 on 12-02-2013

#### Original List Price

\$249,900 on 12-02-2013

#### Price/Sq. Ft.

\$109.14

#### Annual Taxes

\$1,877

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned Yes

#### HOA Fees Yes

Master Plan Fee \$39/month

HOA #1 Fee \$39/month

SID/LID Fees Yes

SID/LID Balance \$6,760

SID/LID Annual Fee \$425



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